

S/D No. 83-10 Name Comotara Office Center  
Date Application Rec'd. 2-18-83 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 3-17-83

DESCRIPTION

General Location West of Rock Road in an area south of 37th St. North

Owner Woodlawn Development Company  
Surveyor/Engineer Bill G. Yung Design  
Address 8225 E. 35th North, Wichita, Ks Zip Code 67226 Phone 683-5567

- 1. Gross Acreage of Plat 36.9 ac.
- 2. Number of Lots :
  - Residential \_\_\_\_\_
  - Commercial I
  - Industrial \_\_\_\_\_
  - Other 4 office
- 3. Total Number of Lots 5
- 4. Minimum Lot Frontage 315 ft.
- 5. Minimum Lot Area 182,500 sq. ft.
- 6. Existing Zoning AA and LC
- 7. Proposed Zoning BB & LC (Z-2403 & DP-121)
- 7. Lineal Feet of New Street
  - a. 1240 R/W 66 ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 1240 ft.
- 8. Sidewalk adjacent to all streets yes X no
- 9. Is public water available X Yes \_\_\_\_\_ No, Name City of Wichita
- 10. Is sanitary sewer available X Yes \_\_\_\_\_ No, Name City of Wichita
- 11. Has Health Dept. approval been obtained (where applicable) Yes No
- 12. City of Wichita X 3-Mile Area \_\_\_\_\_ Outside of 3-Mile Area \_\_\_\_\_

STAFF COMMENTS:

NOTE: Zone case Z-2403 which grants BB zoning for proposed Blocks 1 and 2 and LC zoning for proposed Block 3, and community unit plan DP-121 have been approved subject to platting.

- A. The applicant shall guarantee construction of a continuous decel lane from 37th Street to 34th Street. Since complete access control to Rock Road from Block 1 is being granted, no decel lane is requested at this location even though the C.U.P. required a decel lane from 37th down to 32nd Street. (The entire C.U.P. is not being platted at this time.)
- B. The applicant shall guarantee the paving of 34th and 36th Streets. The City Engineer's representative shall be prepared to discuss the required width of paving. Although the segments of these streets being platted now are classified as commercial streets, the proposed continuation of these streets to the west, as depicted on DP-115, will be residential collectors.
- C. The applicant shall guarantee extension of sanitary sewer to serve all lots. All necessary easements for sewers shall be shown on the final plat.
- D. The City Engineer's representative shall be prepared to comment on the applicant's drainage concept and state whether any off-site drainage easements are required. It is noted that the westernmost edge of Reserve A abuts a proposed 90-foot drainage easement. The adjacent C.U.P. (#DP-115) shows the drainage easement paralleling and overlapping the Cooperative Refinery Association pipeline easement. This would require approval from the pipeline company.
- E. The applicant or his agent shall provide the Planning Department with a copy of the Cooperative Refinery Association easement as it affects this property. Any relocation or encasement of the pipeline required by development of this property will be without expense to the City.

- F. Provisions shall be made for the ownership and maintenance of Reserve A. If a lot-owners' association is to be responsible, the association shall be formed prior to recording the plat or a covenant shall be submitted which states when the association will be formed and when the reserve will be deeded to it. The covenant shall also specify who is to own and maintain the reserve prior to the association taking over these responsibilities. The City shall be given the authority to maintain the reserve and charge the costs to the owners in the event the owners fail to properly maintain the reserve.
- G. The additional five feet of right-of-way for Rock Road adjacent to Block 1 may be dedicated contingent upon its need for Rock Road/K-96 intersection or interchange improvements.
- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No.: 83-10

Name: Comotara Office Center

Preliminary Approved: 3 17 83  
Scheduled S/D Meeting: 6-21-84

DESCRIPTION

General Location: West of Rock Road in an area south of 37th St. North.

Owner: Woodlawn Development Company

Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 38.19 ac.
  2. Number of Lots:
    - Residential:
    - Office: 4
    - Commercial: 1
    - Industrial:
    - Total: 5
  3. Minimum Lot Area: 3.7 acres
  4. Existing Zoning: AA and LC
  5. Proposed Zoning: BB and LC (Z-2403 and DP-121)
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STAFF COMMENTS:

- A. The applicant shall guarantee construction of a continuous decel lane for Rock Road from 37th Street to 34th Street and the construction of 36th and 34th Streets to commercial street standards. Sidewalks on both sides of 36th and 34th shall be included in the petitions.
- B. The applicant shall guarantee extension of sanitary sewer to serve all lots not already served. The City Engineer's representative shall be prepared to comment on the possible need for additional easements. The easement granted by separate instrument west of this site a few months ago may not abut this plat's west line.
- C. The applicant shall guarantee extension of City water in 34th and 36th Streets to the west line of the plat.
- D. The City Engineer's representative shall be prepared to comment on the final drainage plan for this property and state what off-site easements maybe necessary and what drainage improvements are required to be guaranteed.
- E. If improvements are guaranteed by petitions, a certificate confirming the petitions shall be submitted to the Planning Department.
- F. Provisions shall be made for the ownership and maintenance of Reserve A. If a lot-owners' association is to be responsible, the association shall be formed prior to recording the plat or a covenant shall be submitted which states when the association will be formed and when the reserve will be deeded to it. The covenant shall also specify who is to own and maintain the reserve prior to the association taking over these responsibilities. The City shall be given the authority to maintain the reserve and charge the costs to the owners in the event the owners fail to properly maintain the reserve. The plat's text shall also reference who is to own and maintain the reserve. The face of the plat shall be revised to show a solid line separating Lot 2 and Reserve A.
- G. Access control to Rock Road from Block 2 is limited to four openings as specified on the C.U.P. Although the face of the plat indicates four, the plat's text indicates a total of five. The plat shall be corrected to indicate no more than four openings to Rock Road from Block 2. If three openings are desired for Lot 2, then Lot 1 or Lot 3 must have its access from the interior street.

(Over)

- H. The plat's text shall be corrected to reference access controls across the east line of Blocks 1, 2, and 3. Also, the associated C.U.P. number shall be referenced as DP-121. Reference on the plat to access controls to 34th and 36th Streets shall be deleted. If the applicant wishes to control this access, it should be done by covenants.
- I. The applicant's agent shall provide the Planning Department with a copy of the Co-Op Pipeline Easement agreement so that it can be determined whether streets and utilities are allowed to cross the pipeline and whether or not a setback from the pipeline is required. Any relocation or encasement of the pipeline required by development of this property will be without expense to the City. The recorded film and page number for the easement shall be added to the plat.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

EASEMENT

THIS EASEMENT made this 5th day of July, 1984

by and between Woodlawn Development Company of the first part and City of Wichita, Kansas of the second part.

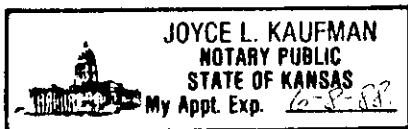
WITNESSETH; that the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right of way and easement for the purpose of constructing, maintaining and repairing their Utilities, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

The following is a description of a 20 foot utility easement in the northeast quarter of Section 31, Township 26 south, Range 2 east of the 6th P.M. centered on the following described line:

Commencing at the southwest corner of Lot 1, Block 1, the Comotara Office Center Addition, an addition to Wichita, Sedgwick County, Kansas, westerly along the south line of Lot 1, Block 1, bearing S 89° 03' 37" W, 10.00 feet to the point of beginning; thence N 1° 05' 20" W, 1219.90 feet; thence N 32° 29' 06" W, 411.7 feet to the point of termination.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining and repairing their Utilities, including the right to open and excavate in any streets or ways that may be constructed on the surface of said easements, provided that upon completion of the necessities of grantee's operations the surface of such easements shall be restored as nearly as possible to its original condition.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.



WOODLAWN DEVELOPMENT COMPANY  
By: [Signature]  
Donald J. Ablah

STATE OF KANSAS

ss:

SEDGWICK COUNTY

Personally appeared before me a notary public in and for the County and State aforesaid came Donald J. Ablah to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at \_\_\_\_\_ this 5th day of July, 1984.

[Signature]  
Notary Public

My Appointment Expires: 6-8-88